

## January 12, 2013 Grove Board Meeting Minutes

### 1. CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:03 PM in Margra Grillo's home. Members present were: John Frame, Charlene Walker, Arlene Strack, Margra Grillo, Allan Anglis and Anita Korndoerfer.

There was no Sentry Management representative present.

### 2. REVIEW AND APPROVAL OF THE NOVEMBER 7, 2012 MEETING

An apostrophe was removed. Mr. Frame moved, Ms. Walker seconded, the minutes be approved as corrected. The motion passed unanimously. **MOTION # 1**

### 3. REVIEW 2012 BUDGET

Mr. Frame reviewed the 2012 budget. The budget was \$77,096 and the actual was \$77,315. Discussion followed. The Board was very pleased at the success of its budgeting process.

### 4. REVIEW GATE SECURITY

Mr. Frame reviewed Judge Semanto's decision of our request for a stay during the (appeal process) of his decision in the lawsuit Harbor Hills filed against the Grove. The judge granted our request to have a stay of HH installing the transponders, but said HH could proceed with the gate management section of his decision. He also granted HH attorney Matthew Black's request for the Grove to post a bond of \$37,716. This amount is for the \$10,220 the judge ruled the Grove owes HH and \$25,000 for the amount of money HH budgeted for guard expenses for all of 2013, plus interest.

Mr. Frame stated he has turned over to HH the balance of the touch keys we have and noted that it's HH's responsibility to keep the records accurate and up-to-date, and to distribute entry keys, provide access for mail delivery, Waste Management and other service people when the guards are not on duty. Our contract with ACT for overseeing distribution of access clickers ends in March. HH also has the responsibility of informing all HH residents of any/all information regarding access to the West Gate. Discussion followed.

### 5. LEGAL REVIEW

Mr. Frame and Ms. Grillo met with attorney Rania Soliman and appellate attorney Robyn Seavers on January 10, 2013. A synopsis of the meeting was given. Review of the 2013 budget was done. Mr. Frame showed that we need to change the budgeted amount of the \$11,000 contribution to the reserve account to \$3,000. This is to allow for payment of expenses for the appeal. Our cash flow does not allow us to have enough cash to post the bond. Use of a bonding company is not financially possible. Mr. Frame proposed to loan the Grove \$23,000 to cover the additional amount needed for the

bond. Lengthy discussion followed. The Grove attorney will draw up the necessary papers. The money is to be paid back by June of 2015.

Ms. Grillo moved, Ms. Walker seconded, the 2013 budget be amended to change the contribution to the reserves from \$11,000 to \$3,000. The motion passed unanimously.

**MOTION # 2** Ms. Grillo moved, Ms. Walker seconded, the Board instruct the attorney to draw up a contract for John Frame to loan the Grove \$23,000, at no interest, to be used by the Grove toward the bond set by Judge Semanto. This is to be repaid in quarterly payments coinciding with receipts of dues and is to be paid back no later than June 2015. The motion passed unanimously. **MOTION #3**

## 6. OTHER

### a) ARC

Mr. Anglis noted the following approvals from the ARC

1-5334 Grover Manor-house painting, removal/replacement shrubs

2-5509 Grove Manor-landscaping design

Mr. Anglis noted other things including TV dishes need prior ARC approval before being installed.

b) Review of the agenda and procedures to be followed at the annual meeting was done.

c) Deborah Christopher will be notified about her request for the format for information to be given to all property owners regarding the availability of the year end financials.

## 7. ADJOURN

The meeting was adjourned at 8:50PM

Margra Grillo, Secretary

Approved: February 6, 2013